Update 8/14/2025

TRACK RECORD

SALES TRANSACTIONS 1/3

Number	Property Type	Property Address	Represented	Closing Date	List Price	Closed Price	List Price To Close Ratio
1	Residential	13 Virginia Avenue, Monroe	Buyer	03-22-2017	$470,000.00	$470,000.00	100%
2	Residential	6 Green Road, Blooming Grove	Buyer & Seller	08-23-2017	$410,000.00	$375,000.00	91%
3	Residential	13 Taramar Lane, Washingtonville	Buyer	10-02-2017	$529,000.00	$510,000.00	96%
4	Residential	2 Karlin Blvd #204, Monroe	Buyer & Seller	10-03-2017	$525,000.00	$525,000.00	100%
5	Residential	195 Summint Avenue , Woodbury Town	Seller	11-29-2017	$825,000.00	$736,000.00	89%
6	Residential	166 Acres Road #201, Monroe	Buyer & Seller	11-30-2017	$505,000.00	$505,000.00	100%
7	Residential	1 Radomsk Way, Kiryas Joel	Buyer & Seller	12-21-2017	$175,000.00	$175,000.00	100%
8	Residential	210 Schunnemunk Road, Woodbury Town	Buyer & Seller	01-11-2018	$600,000.00	$600,000.00	100%
9	Residential	185 Summit Avenue, Woodbury	Buyer	02-13-2018	$389,000.00	$336,000.00	86%
10	Land	505 Bart Bull Road, Wallkill Town	Seller	02-20-2018	$31,000.00	$31,000.00	100%
11	Land	14 Blueberry Lane , Woodbury Town	Buyer & Seller	02-23-2018	$585,000.00	$500,000.00	85%
12	Residential	6 Gatehouse Road , Monroe	Seller	03-08-2018	$260,000.00	$245,000.00	94%
13	Residential	20 Kings Point Lane, Washingtonville	Buyer & Seller	03-21-2018	$100,000.00	$100,000.00	100%
14	Land	502 Bart Bull Road, Wallkill Town	Seller	03-29-2018	$14,000.00	$7,500.00	54%
15	Residential	203 Summit Avenue, Woodbury	Buyer	04-24-2018	$350,000.00	$300,000.00	86%
16	Residential	16 Dinev Road, unit 013, Monroe	Seller	06-01-2018	$100,000.00	$100,000.00	100%
17	Residential	19 Van Buren Drive, Monroe	Buyer & Seller	07-26-2018	$368,000.00	$368,000.00	100%
18	Land	Maple Ave., Monroe	Seller	08-03-2018	$77,000.00	$77,000.00	100%
19	Land	70 Seven Springs Mtn. Rd., Monroe	Buyer & Seller	08-07-2018	$250,000.00	$250,000.00	100%
20	Residential	18 Prag Blvd. unit 302, Monroe	Buyer & Seller	08-07-2018	$300,000.00	$300,000.00	100%
21	Residential	9 Taramar Lane, Blooming Grove	Seller	09-05-2018	$426,000.00	$426,000.00	100%
22	Residential	441 Schunnemunk Road, Highland Mills	Buyer & Seller	11-20-2018	$1,500,000.00	$955,000.00	64%
23	Residential	329 Forest Road, Monroe	Buyer & Seller	01-04-2019	$900,000.00	$500,000.00	56%
24	Residential	58 Jefferson St, Woodbury	Buyer & Seller	01-15-2019	$495,000.00	$495,000.00	100%
25	Residential	41 Serpi Rd, Highland Mills	Buyer & Seller	03-06-2019	$569,000.00	$500,000.00	88%

TRACK RECORD

SALES TRANSACTIONS 2/3

26	Land	431 Schunnemunk Rd, Highland Mills	Buyer & Seller	04-08-2019	$500,000.00	$500,000.00	100%
27	Residential	8 Fillmore Ct. , Highland Mills	Buyer & Seller	07-17-2019	$260,000.00	$280,000.00	108%
28	Residential	3 Park Ave. , Highland Mills	Seller	08-09-2019	$229,000.00	$215,000.00	94%
29	Land	439 Schunnemunk Rd. , Highland Mills	Buyer & Seller	08-26-2019	$999,000.00	$500,000.00	50%
30	Residential	18 Prag # 102, Monroe	Seller	10-01-2019	$300,000.00	$300,000.00	100%
31	Residential	187 County Rt. 105, Highland Mills	Buyer	10-03-2019	$1,200,000.00	$1,100,000.00	92%
32	Residential	7 Julien Court, Woodbury Town	Buyer & Seller	12-09-2019	$317,000.00	$317,000.00	100%
33	Residential	10 second Street, Highland Mills	Seller	01-21-2020	$235,000.00	$200,000.00	85%
34	Residential	12 Menayas Ct., Blooming Grove	Seller	04-30-2020	$435,000.00	$427,000.00	98%
35	Residential	92 Woodbury Rd, Highland Mills	Seller	06-05-2020	$350,000.00	$333,000.00	95%
36	Residential	8 Prag Blvd. #404, Monroe	Buyer & Seller	06-09-2020	$600,000.00	$600,000.00	100%
37	Residential	251 Orchard Drive, Monroe	Seller	09-16-2020	$220,000.00	$215,000.00	98%
38	Residential	20 Highland Ave., Monroe	Seller	10-28-2020	$335,000.00	$330,000.00	99%
39	Residential	19 Seven Springs Mountain Rd, Monroe	Seller	11-04-2020	$900,000.00	$900,000.00	100%
40	Residential	35 Peddler Hill Rd. , Monroe	Seller	11-25-2020	$315,000.00	$320,000.00	102%
41	Residential	100 Woodward Terrace, Central Valley	Seller	12-10-2020	$359,000.00	$395,000.00	110%
42	Residential	5 Island View Avenue, Monroe	Seller	04-06-2021	$429,000.00	$429,000.00	100%
43	Residential	413 High St. A, Monroe	Buyer	04-19-2021	$150,000.00	$150,000.00	100%
44	Residential	16 Fillmore Ct # 304, Monroe	Buyer & Seller	05-07-2021	$445,000.00	$445,000.00	100%
45	Residential	306 Spring Street, Monroe	Buyer	10-14-2021	$449,000.00	$500,000.00	111%
46	Residential	26 Seeley Bull St, Monroe	Buyer & Seller	11-01-2021	$383,000.00	$383,000.00	100%
47	Residential	202 Seven springs, Highland mills	Seller	12-13-2021	$620,000.00	$620,000.00	100%
48	Residential	9 Kingsville Drive, Monroe	Buyer & Seller	01-05-2022	$545,000.00	$595,000.00	109%
49	Residential	6 Elm St, Highland Mills	Buyer & Seller	03-21-2022	$440,000.00	$444,800.00	101%
50	Residential	3 Fort Worth Pl, Monroe	Buyer	04-01-2022	$550,000.00	$600,000.00	109%

TRACK RECORD

SALES TRANSACTIONS 3/3

51	Residential	37 Fort Worth Place, Blooming Grove	Seller	04-07-2022	$525,000.00	$611,000.00	116%
52	Residential	165 Ridge Rd, Monroe	Buyer & Seller	05-16-2022	$529,000.00	$529,000.00	100%
53	Residential	22 James Road, Monroe	Buyer & Seller	10-03-2022	$379,999.00	$419,000.00	110%
54	Residential	23 Butternut Ct, Highland Mills	Seller	10-18-2022	$349,000.00	$354,000.00	101%
55	Residential	11 San Antonio Circle, Blooming Grove	Buyer & Seller	10-21-2022	$595,000.00	$595,000.00	100%
56	Residential	14 Longview Lane, Middletown	Buyer	11-07-2022	$540,000.00	$540,000.00	100%
57	Residential	156 Quaker Hill Rd, Monroe	Buyer & Seller	11-10-2022	$799,000.00	$835,000.00	105%
58	Residential	40 Jefferson St, Highland Mills	Seller	01-19-2023	$509,900.00	$530,000.00	104%
59	Residential	17 Hawxhurst rd., Monroe	Buyer	01-31-2023	$469,900.00	$450,000.00	96%
60	Residential	219 N Main Street, Monroe	Seller	02-02-2023	$539,000.00	$539,000.00	100%
61	Residential	16 Fillmore Ct #403, Monroe	Buyer & Seller	05-08-2023	$710,000.00	$710,000.00	100%
62	Residential	1 Ann Place, Monroe	Buyer & Seller	08-07-2023	$445,000.00	$460,000.00	103%
63	Land	County Route 17, Montgomery	Buyer & Seller	01-25-2024	$18,000.00	$18,000.00	100%
64	Land	Twin Arch Rd, Campbell Hall	Buyer & Seller	03-13-2024	$5,000.00	$5,000.00	100%
65	Residential	8 Mine Road,, Monroe,	Seller	05-17-2024	$549,000.00	$567,000.00	103%
66	Residential	28 Cranberry Drive, Highland Mills	Buyer & Seller	07-08-2024	$699,999.00	$730,000.00	104%
67	Residential	36 Forestdale Ave, Monroe	Seller	07-24-2024	$540,000.00	$570,000.00	106%
68	Residential	612 State Route 32, Highland Mills	Buyer & Seller	12-23-2024	$400,000.00	$409,000.00	102%
69	Residential	11 Rainbow Drive, Highland Mills	Seller	01-03-2025	$450,000.00	$450,000.00	100%
70	Residential	67 Fredrick Drive, Monroe	Buyer & Seller	01-06-2025	$635,000.00	$640,000.00	101%
71	Land	120 Bates Gates Road, New Hampton	Both	04-24-2025	$250,000.00	$165,000.00	66%
72	Residential	5 Orshava Court Unit 208, Monroe	Buyer & Seller	07-03-2025	$560,000.00	$535,000.00	96%

TOTAL SALES: 72
TOTAL SALES VALUE: $31,151,300.00
LIST PRICE TO CLOSE RATIO: 96%

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Update 8/14/2025

TRACK RECORD

RENTALS TRANSACTIONS 1/5

Number	Property Type	Property Address	Represented	Closing Date	List Price	Closed Price	List Price To Close Ratio
1	Residential	65 Seven Springs Road, Monroe	Both	01-12-2017	$2,200.00	$2,200.00	100%
2	Residential	2 Taitch Court #202, Monroe	Both	01-15-2017	$1,700.00	$1,700.00	100%
3	Residential	4 Laredo Court, Monroe	Both	02-01-2017	$1,775.00	$1,775.00	100%
4	Residential	7 Meron Drive #302, Monroe	Both	02-06-2017	$1,550.00	$1,550.00	100%
5	Residential	7 Julien Court , Woodbury Town	Landlord	02-23-2017	$2,000.00	$2,000.00	100%
6	Residential	266 Bakertown Road, Monroe	Both	03-03-2017	$2,100.00	$1,850.00	88%
7	Commercial	308 Museum Village Road, Monroe	Both	03-08-2017	$550.00	$550.00	100%
8	Residential	15 Dallas Drive , Blooming Grove	Landlord	03-30-2017	$2,200.00	$2,200.00	100%
9	Residential	314 County Route 105, Woodbury	Landlord	04-09-2017	$2,575.00	$2,300.00	89%
10	Commercial	412 N Main Street, Monroe	Both	05-03-2017	$500.00	$500.00	100%
11	Commercial	412 N Main Street, Monroe	Both	05-03-2017	$575.00	$575.00	100%
12	Residential	115 Franklin Avenue, Monroe	Both	06-01-2017	$2,500.00	$2,500.00	100%
13	Residential	27 Half Hollow Turn, Monroe	Both	06-01-2017	$2,600.00	$2,600.00	100%
14	Residential	1666 Route 9W, Marlboro	Both	06-09-2017	$1,300.00	$1,300.00	100%
15	Residential	40 Duelk Avenue, Blooming Grove	Both	06-30-2017	$1,900.00	$1,900.00	100%
16	Residential	24 Pine Hill Road, Monroe	Both	07-20-2017	$2,300.00	$2,300.00	100%
17	Residential	67 Duelk Avenue, Blooming Grove	Both	07-21-2017	$1,800.00	$1,800.00	100%
18	Residential	72 Duelk Avenue , Monroe	Both	07-25-2017	$2,000.00	$2,000.00	100%
19	Residential	1 Paksh #212, Monroe	Both	08-06-2017	$1,700.00	$1,700.00	100%
20	Residential	4 Reynolds Road, Monroe	Both	08-14-2017	$3,600.00	$3,600.00	100%
21	Residential	40 Duelk Avenue, Monroe	Buying	08-24-2017	$2,000.00	$2,000.00	100%
22	Residential	8 King Street, Monroe	Both	08-28-2017	$2,700.00	$2,700.00	100%
23	Residential	387 Lake Shore Drive, Blooming Grove	Landlord	09-05-2017	$2,100.00	$2,100.00	100%
24	Commercial	320 Route 208, Monroe	Landlord	09-08-2017	$750.00	$750.00	100%
25	Residential	13 Strawberry Lane, Blooming Grove	Both	09-08-2017	$2,200.00	$2,200.00	100%

TRACK RECORD

RENTALS TRANSACTIONS 2/5

26	Residential	7 Merriewold Lane S, Monroe	Both	09-13-2017	$2,000.00	$2,000.00	100%
27	Residential	10 Galveston Drive, Monroe	Both	09-15-2017	$1,900.00	$1,850.00	97%
28	Residential	10 Owens Drive, Woodbury Town	Both	09-18-2017	$3,000.00	$2,900.00	97%
29	Residential	44 Duelk Avenue, Monroe	Both	10-13-2017	$2,000.00	$2,000.00	100%
30	Residential	96 Jefferson Street, Woodbury Town	Both	10-16-2017	$3,700.00	$3,600.00	97%
31	Residential	116 Schunnemunk Road, Monroe	Both	10-23-2017	$2,000.00	$2,000.00	100%
32	Residential	54 Fort Worth Place, Blooming Grove	Landlord	11-19-2017	$2,100.00	$2,100.00	100%
33	Residential	46 Duelk Avenue, Blooming Grove	Landlord	11-22-2017	$1,700.00	$1,900.00	112%
34	Residential	389 Spring Street Unit#1, Monroe	Landlord	11-30-2017	$1,700.00	$1,650.00	97%
35	Residential	225 Schunnemunk Road Unit #102, Monroe	Both	2017-11-28	$1,200.00	$1,350.00	113%
36	Residential	225 Schunnemunk Road Unit #101, Monroe	Both	12-06-2017	$1,700.00	$1,700.00	100%
37	Residential	54 Duelk Avenue, Monroe	Both	12-20-2017	$1,800.00	$1,900.00	106%
38	Commercial	548 Route 17 M, Monroe	Both	12-22-2017	$1,200.00	$1,200.00	100%
39	Residential	336 Lake Shore Drive, Blooming Grove	Landlord	01-07-2018	$2,100.00	$2,100.00	100%
40	Residential	14 Merriewold South Lane, Blooming Grove	Both	01-11-2018	$1,800.00	$2,000.00	111%
41	Residential	9 Davenport Court, Monroe	Landlord	01-24-2018	$2,300.00	$2,350.00	102%
42	Residential	313 Lake Shore Drive, Blooming Grove	Landlord	02-01-2018	$2,000.00	$2,000.00	100%
43	Residential	32 Merriewold North, Blooming Grove	Both	02-01-2018	$2,500.00	$2,500.00	100%
44	Residential	1666 Route 9W, Marlboro	Both	02-02-2018	$1,400.00	$1,400.00	100%
45	Residential	13 Duelk Avenue, Blooming Grove	Both	02-23-2018	$1,800.00	$1,800.00	100%
46	Residential	14 Merriewold South Lane, Blooming Grove	Landlord	2018-03-27	$1,800.00	$1,800.00	100%
47	Residential	8 Strawberry Lane , Monroe	Both	04-19-2018	$2,200.00	$2,200.00	100%
48	Residential	195 Summit Avenue, Woodbury	Landlord	05-01-2018	$4,500.00	$4,600.00	102%
49	Residential	185 Summit Avenue, Woodbury	Landlord	05-03-2018	$2,450.00	$2,475.00	101%
50	Residential	205 Prospect Road, Monroe	Both	05-07-2018	$3,000.00	$2,900.00	97%

TRACK RECORD

RENTALS TRANSACTIONS 3/5

51	Residential	18 Merriewold, Blooming Grove	Both	05-11-2018	$2,200.00	$2,200.00	100%
52	Residential	330 Lake Shore Drive, Monroe	Landlord	05-17-2018	$2,100.00	$2,100.00	100%
53	Residential	152 Seven Springs Rd. , Highland Mills	Landlord	06-04-2018	$2,000.00	$2,000.00	100%
54	Residential	4 Red Bird Drive, Blooming Grove	Landlord	09-15-2018	$2,050.00	$2,050.00	100%
55	Residential	96 Jefferson Street, Woodbury Town	Landlord	09-20-2018	$3,700.00	$3,700.00	100%
56	Residential	24 Lake Street, Monroe	Landlord	10-04-2018	$2,500.00	$2,500.00	100%
57	Residential	203 Summit Ave, Highland Mills NY	Landlord	04-07-2019	$2,600.00	$2,600.00	100%
58	Residential	27 Southfield Falls, Woodbury	Both	04-07-2019	$2,750.00	$2,750.00	100%
59	Residential	40 Hilltop Drive, Monroe	Both	05-27-2019	$1,650.00	$1,650.00	100%
60	Residential	125 Brooks Ave. , Monroe	Landlord	07-28-2019	$2,500.00	$2,500.00	100%
61	Residential	317 Orchard Drive, Monroe	Both	07-29-2019	$2,300.00	$2,300.00	100%
62	Residential	11 Rainbow Drive , Highland Mills	Landlord	10-10-2019	$2,500.00	$2,500.00	100%
63	Residential	4 Ruzhin Rd. #001, Monroe	Both	10-31-2019	$1,300.00	$1,300.00	100%
64	Residential	20 Highland Ave. , Monroe	Landlord	11-22-2019	$2,500.00	$2,500.00	100%
65	Residential	4 Alamo Court, Blooming Grove	Both	12-09-2019	$2,300.00	$2,300.00	100%
66	Residential	26 Kings Point Lane, Blooming Grove	Landlord	12-22-2019	$2,500.00	$2,500.00	100%
67	Residential	7 Dry Hill Lake Road, Monroe	Both	01-12-2020	$2,000.00	$2,200.00	110%
68	Residential	40 Amy Todt Drive, Monroe	Landlord	01-15-2020	$2,400.00	$2,400.00	100%
69	Residential	96 Jefferson Street, Woodbury Town	Both	02-12-2020	$3,600.00	$3,350.00	93%
70	Residential	39 Duelk Avenue, Monroe	Landlord	02-20-2020	$2,000.00	$1,900.00	95%
71	Residential	2874 Route 94, Washingtonville	Both	02-26-2020	$1,400.00	$1,400.00	100%
72	Residential	2 Amy Todt Drive, Monroe	Landlord	03-13-2020	$2,450.00	$2,450.00	100%
73	Residential	29 Catskill Avenue Unit#2, Monroe	Both	04-19-2020	$1,100.00	$1,050.00	95%
74	Residential	4 Alamo Court, Blooming Grove	Both	05-06-2020	$2,450.00	$2,450.00	100%
75	Residential	3 Spruce Drive, Highland Mills	Both	05-26-2020	$2,500.00	$2,500.00	100%

TRACK RECORD

RENTALS TRANSACTIONS 4/5

76	Residential	67 Duelk Avenue, Monroe	Both	05-28-2020	$2,000.00	$2,000.00	100%
77	Residential	266 Elm St., Monroe	Both	06-29-2020	$2,900.00	$2,900.00	100%
78	Residential	268 Elm Street, Monroe	Both	08-04-2020	$1,800.00	$1,800.00	100%
79	Residential	16 Barnett Road , Monroe	Both	10-23-2020	$2,300.00	$2,300.00	100%
80	Residential	25 Dorothy Drive, Monroe	Both	12-22-2020	$3,000.00	$3,000.00	100%
81	Residential	38 Tanager Rd. # 3803, Monroe	Landlord	12-29-2020	$1,400.00	$1,375.00	98%
82	Residential	35 Park Ave. , Highland Mills	Landlord	01-12-2021	$1,600.00	$1,650.00	103%
83	Residential	80 N. Main St., Monroe	Landlord	04-05-2021	$2,400.00	$2,400.00	100%
84	Residential	365 Ridge Rd, Highland Mills	Landlord	07-12-2021	$3,200.00	$3,200.00	100%
85	Residential	125 Forest Ave, Monroe	Landlord	08-08-2021	$2,500.00	$2,400.00	96%
86	Residential	20 Prestwick Drive, Monroe	Both	01-13-2022	$3,900.00	$3,900.00	100%
87	Residential	34 Post Road, Monroe	Both	02-01-2022	$3,950.00	$3,950.00	100%
88	Residential	34 Roe Circle, Monroe	Both	03-16-2022	$3,350.00	$3,500.00	104%
89	Residential	36 Hillside Terrace, Monroe	Landlord	05-24-2022	$3,500.00	$3,500.00	100%
90	Residential	284 Prospect Road, Blooming Grove	Landlord	06-03-2022	$3,200.00	$3,200.00	100%
91	Residential	26 Westend Drive, Woodbury Town	Landlord	06-29-2022	$3,950.00	$4,000.00	101%
92	Residential	19 Woodridge Drive, Blooming Grove	Landlord	07-08-2022	$3,900.00	$3,950.00	101%
93	Residential	55 Poplar Drive, Chester	Landlord	07-11-2022	$3,500.00	$3,500.00	100%
94	Residential	141 Quaker Hill Road, Blooming Grove	Landlord	09-21-2022	$1,400.00	$1,400.00	100%
95	Residential	22 Quaker Hill Road, Monroe	Landlord	10-03-2022	$3,200.00	$3,200.00	100%
96	Residential	261 Prospect Road, Blooming Grove	Both	12-11-2022	$2,800.00	$2,750.00	98%
97	Residential	50 Horton Rd, Washingtonville	Landlord	12-23-2022	$3,800.00	$3,800.00	100%
98	Residential	34 Post road, Monroe	Both	05-12-2023	$4,000.00	$4,000.00	100%
99	Residential	605 State Route 32, Woodbury Town	Landlord	07-05-2023	$2,600.00	$2,700.00	104%
100	Residential	41 Depalma Dr, Highland Mills	Landlord	07-05-2023	$3,000.00	$3,000.00	100%

TRACK RECORD

RENTALS TRANSACTIONS 5/5

101	Residential	29 Catskill Avenue 2, Monroe	Both	07-14-2023	$1,500.00	$1,500.00	100%
102	Residential	11 Regina Drive, Woodbury Town	Landlord	07-25-2023	$3,500.00	$3,500.00	100%
103	Residential	2 Beverly Lane, Blooming Grove	Both	08-09-2023	$2,900.00	$2,900.00	100%
104	Residential	40 Amy Todt Drive, Monroe	Both	08-11-2023	$3,000.00	$3,000.00	100%
105	Residential	4 Regina Drive, Woodbury Town	Landlord	08-23-2023	$3,200.00	$3,200.00	100%
106	Residential	80 N Main Street, Monroe	Both	09-01-2023	$3,000.00	$2,900.00	97%
107	Residential	1 Ann place, Monroe	Landlord	09-20-2023	$3,500.00	$3,500.00	100%
108	Residential	11 Palmer Avenue, Monroe	Landlord	10-27-2023	$3,300.00	$3,300.00	100%
109	Residential	148 Woodland Rd, Monroe	Landlord	02-04-2024	$3,500.00	$3,500.00	100%
110	Residential	226 Spring Street, Monroe	Landlord	03-19-2024	$2,700.00	$2,700.00	100%
111	Residential	12 Peterson Road, Monroe	Landlord	08-01-2024	$4,000.00	$4,000.00	100%
112	Residential	268 Elm Street, Monroe	Landlord	02-16-2025	$2,300.00	$2,250.00	98%
113	Residential	16 Barnett Road, Monroe	Both	02-18-2025	$2,750.00	$2,750.00	100%
114	Residential	125 Forest Avenue, Monroe	Landlord	03-27-2025	$2,500.00	$2,500.00	100%
115	Commercial	1195 State Route 208, Monroe	Landlord	06-29-2025	$10,000.00	$10,000.00	100%
116	Residential	11 McElroy Place, Monroe	Landlord	07-08-2025	$1,700.00	$1,700.00	100%

TOTAL RENTALS: 116
TOTAL RENTALS VALUE: $29,187,800.00
LIST PRICE TO CLOSE RATIO: 100%

Jacob Katz | Exit Realty Venture
Licensed Real Estate Salesperson
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My Text Code: **Text KATZ to 85377**

TOTAL TRANSACTIONS: 188
TOTAL VALUE: $60,339,100.00
LIST PRICE TO CLOSE RATIO: 98%

Jacob Katz | Exit Realty Venture
Licensed Real Estate Salesperson
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